

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2021, Legislative Day No. 8

Bill No. 44-21

Mr. Wade Kach, Councilman

By the County Council, April 19, 2021

A BILL
ENTITLED

AN ACT concerning

Zoning Regulations – Multi-Family Residential Uses in the M.L. Zone

FOR the purpose of permitting certain multi-family residential uses in the Manufacturing, Light (M.L.) Zone under certain circumstances; and generally relating to uses permitted in the M.L. Zone.

BY adding

Section 253.1.J
Baltimore County Zoning Regulations, as amended

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

1 SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE
2 COUNTY, MARYLAND, that the Baltimore County Zoning Regulations read as follows:

3
4 ARTICLE 2 – ELEVATOR-APARTMENT RESIDENCE ZONES,
5 RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS ZONES,
6 MANUFACTURING ZONES AND DISTRICTS

7 SECTION 253 - Manufacturing, Light (M.L.) Zone Use Regulations

8
9 § 253.1. Uses permitted as of right.

10 The uses listed in this section, only, shall be permitted as of right in M.L. Zones, subject
11 to any conditions hereinafter prescribed.

12 J. MULTI-FAMILY RESIDENTIAL USES ARE PERMITTED ON A
13 PROPERTY WHICH WAS PREVIOUSLY USED AS AN EXTENDED STAY HOTEL,
14 PROVIDED THAT THE PROPERTY UPON WHICH THE MULTI-FAMILY RESIDENTIAL
15 USE IS SITUATED IS WITHIN THE HUNT VALLEY/TIMONIUM MASTER PLAN FOCUS
16 AREA, IS WITHIN 750 FEET OF A COMMUTER LIGHT-RAIL STATION, AND IS AT
17 LEAST 1,000 FEET FROM THE NEAREST RESIDENTIAL ZONE. THE NUMBER OF
18 CONVERTED MULTI-FAMILY RESIDENTIAL UNITS MAY BE EQUAL TO BUT SHALL
19 NOT EXCEED THE NUMBER OF EXISTING EXTENDED STAY HOTEL SUITES,
20 REGARDLESS OF THE UNDERLYING ZONE.

21
22 SECTION 2. AND BE IT FURTHER ENACTED, that this Act, having been passed by
23 the affirmative vote of five members of the County Council, shall take effect on June 9, 2021.